



Significant Changes In 2013 California Codes Plumbing Code

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The 2013 California Building Standards went into effect on January 1, 2014.

California Plumbing Code - Significant Changes

Water Conserving Fixtures

Single Family Residential Requirements

California will become the first state in the nation to require water conserving plumbing fixtures in virtually ALL homes, apartment houses and businesses under a law that begins to take effect on **January 1, 2014**.

It is the intent of the Legislature to require that residential and commercial real property built and available for use or occupancy on or before **January 1, 1994**, be equipped with water conserving plumbing fixtures.

The water-conserving measure requires low-flow toilets, shower heads and interior faucets for single-family homes exceeding 20 years in age.

- On and after **January 1, 2014**, for ALL building alterations or improvements to single family residential real property, as a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department, the permit applicant shall replace all noncompliant plumbing fixtures with water conserving plumbing fixtures.
- On or before **January 1, 2017**, noncompliance plumbing fixtures in any single family residential real property shall be replaced by the property owner with water conserving plumbing fixtures.
- On and after **January 1, 2017**, a seller or transferor of single family residential real property shall disclose in writing to the prospective purchaser or transferee the requirements of subdivision (b) and whether the real property includes any noncompliant plumbing fixtures.

Multifamily and Commercial Requirements

On or before **January 1, 2019**, all noncompliant plumbing fixtures in ANY multifamily residential real property and in ANY commercial real property shall be replaced with water conserving plumbing fixtures.

An owner or the owner's agent may enter the owner's property for the purpose of installing, repairing, testing, and maintaining water conserving plumbing fixtures required by this section, consistent with notice requirements of Section 1954.

- On and after **January 1, 2019**, the water conserving plumbing fixtures required by this section shall be operating at the manufacturer's rated water consumption at the time that the tenant takes possession. A tenant shall be responsible for notifying the owner or

owner's agent if the tenant becomes aware that water conserving plumbing fixture within his or her unit is not operating at the manufacturer's rated water consumption. The owner or owner's agent shall correct inoperability in a water conserving plumbing fixture upon notice by the tenant or if detected by the owner or owner's agent.

- On and after **January 1, 2014**, all noncompliant plumbing fixtures in any multifamily residential real property and any commercial real property shall be replaced with water conserving plumbing fixtures in the following circumstances:
 - For buildings additions in which the sum of concurrent building permits by the same permit applicant would increase the floor area of the space in a building by more than 10 percent, the building permit applicant shall replace all noncompliant plumbing fixtures in the building.
 - For building alterations or improvements in which the total construction cost estimated in the building permit is greater than \$150,000, the building permit applicant shall replace ALL noncompliant plumbing fixtures that service the specific area of the improvement.
 - Notwithstanding the two subparagraph above, for ANY alterations or improvements to a room in a building that require a building permit and that room contains any noncompliant plumbing fixtures, the building permit applicant shall replace all noncompliant plumbing fixtures in that room.
 - Replacement of all noncompliant plumbing fixtures with water conserving plumbing fixtures, as describe in section shall be a condition for issuance of a certificate of final completion and occupancy or final permit approval by the local building department.
 - On and after January 1, 2019, a seller or transferor of multifamily residential real property or of commercial real property shall disclose to the prospective purchaser or transferee, in writing, the requirements of subdivision (a) and whether the property includes any noncompliant plumbing fixtures. This article shall not apply to any of the following:
 - Registered historical sites.
 - Real property for which a licensed plumber certifies that, due to the age or configuration of the property or its plumbing, installation of water conserving plumbing fixtures is not technically feasible.
 - A building for which water service is permanently disconnected.

The duty of an owner or building permit applicant to comply with the requirements of this article shall be postponed for one year from the date of issuance of a demolition permit for the building. If the building is demolished within the one year postponement, the requirements of this article shall not apply. If the building is not demolished after the expiration of one year, the provisions of this article shall apply, subject to the appeal to the local building department, even though the demolition permit is still in effect or a new demolition permit has been issued.

Definitions for Water Conserving Fixtures:

- **Commercial real property** means any real property that is improved with, or consisting of, a building that is intended for commercial use, including hotels and motels, that is not a single family residential real property or a multifamily residential real property.

- **Multifamily residential real property** means any real property that is improved with, or consisting of, a building containing more than one unit that is intended for human habitation, or any mixed residential commercial buildings or portions thereof that are intended for human habitation. Multifamily residential real property includes residential hotels but does not include hotels and motels that are residential hotels.
- **Noncompliant plumbing fixtures** means any of the following:
 - Any toilet manufactured to use more than 1.6 gallons of water per flush.
 - Any urinal manufactured to use more than one gallon of water per flush.
 - Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
 - Any interior faucet that emits more than 2.2 gallons of water per minute.
 - Single family residential real property means any real property that is improved with, or consisting of, a building containing not more than one unit that is intended for human habitation.
 - Water conserving plumbing fixture means any fixture that is in compliance with current building standards applicable to a newly constructed real property of the same type.
 - Sale or transfer means the sale or transfer of an entire real property estate or the fee interest in that real property estate and does not include the sale or transfer of a partial interest, including a leasehold.
- **Gray water** includes waster from bathtubs, showers, lavatories, clothes washers, and laundry tubs.

California has added state specific definitions to Chapter 2 – Definitions on clothes washer system, complex system, disposal field, gray water system, irrigation field, mulch basin, on-site treated non potable water, rainwater catchment system, reclaimed (recycled) water system, simple system, treated gray water. Contact the local Health Agency for other requirements for gray water systems.

It is further the intent of the Legislature that retail water suppliers are encourage to provide incentives, financing mechanisms, and funding to assist property owners with these retrofit obligations.

Exceptions for change out of water conserving fixtures:

The following exceptions do not trigger the requirements of SB 407:

- Electrical service change out, PV installation
- HVAC change out
- Re-roofing
- Sewer line replacement
- Siding or stucco
- Site work: retaining walls, fences, walkways, decks, etc.
- Water heater replacement
- Window replacement
- Other repairs as determined by the state Building Code

Related Links:

- SB-407 Property transfers: plumbing fixtures replacement.

- Civil Code Section 1101

Other Significant Changes to C.P.C

CA Chapter 2- Definitions on clothes washer system, complex system, disposal field, gray water system, irrigation field, mulch basin, on-site treated non potable water, rainwater catchment system, reclaimed (recycled) water, simple system, treated gray water. Contact the local Health agency for other requirements for gray water systems.

209- Gray water- clarification gray water includes waste from bathtubs, showers, lavatories, clothes washers, and laundry tubs.

PLUMBING FIXTURES

CA 403.2- Water closet maximum flush 1.28 gallons

CA 403.3- Urinals maximum flush 0.5 gallons

CA 403.3.3.1.1- Non-water urinals, minimum one (1) Drainage Fixture Unit (DFU) fixture installed upstream to facilitate drain line flow and rinsing.

CA 403.4- Metered faucets for transient public use, max 0.25 gal per use.

CA 403.6- Kitchen faucets, max 1.8gpm @60psi, temporary max 2.2gpm @60psi w/auto return.

CA 403.7- Residential lavatory faucets, max 1.5gpm @60psi, min 0.8gpm @20psi.

CA 403.8- Lavatory faucets in common area and public use, max 0.5gpm @60psi.

CA 408.2- Showerheads, max 2.0gpm @80psi.

409.1- Bathtubs and whirlpool bathtubs, pressure sealed doors per the standard, suction fittings per ASME A112.19.7 (anti body and hair entrapment)

416- Emergency eyewash and shower, comply with ISEA Z358.1, located on same level as the hazard, clear path of travel identified with signage, drain not required, chemical discharge per section 811.

422.1- Minimum number of required fixtures- rewritten to clarify calculation, may use other than 50% male/ 50% female, recognizes family or assisted-use facilities per building code, permits one toilet facility in business and mercantile occupancies with a total occupant load of 50 or less, 10 or less occupant load in other occupancies.

CA Table 422.1, Minimum Plumbing Fixture -

footnote 3- A and E occupancies with an occupancy load of less than 50 do not require a second water closet in single occupancy toilets for "potty parity".

footnote 4- The Authority Having Jurisdiction may approve alternative designs criteria when determining the minimum number of plumbing fixtures.

CA 601.2.2- CA [HCD] Identify Potable & Non Potable Water System-

When marking for all non-potable water systems shall include an international symbol of a glass in a circle with a slash through it.

601.2.2.1- Alternative Water Sources – added marking for alternative water sources, Gray water

systems shall include. "CAUTION: NONPOTABLE GRAY WATER, DO NOT DRINK" in yellow letter.

603.5.12- Beverage dispensers - Potable water supply to beverage dispensers, carbonated beverage dispensers and coffee/tea, machines shall be protected by an air gap or vented backflow preventer per ASSE 1022 device.

1208.7.1- Overpressure Protection – When gas pressure is >2psi indoors, then a regulator (over pressure protection device) shall be required with failure to max 2psi.

1210.1.6.2- Gas Piping Underground Beneath Buildings - Conduit with Both Ends Terminating Indoors - The conduit shall originate and terminate in an accessible portion of the building and shall not be sealed.

1213.3- Gas Test Pressure - Reinstates 2000 UPC requirements for testing 10 psi for 15 minutes, welded piping and gas pressure >14"water column, and 60 psi for 30 minutes (same as UMC).

Tables 1216.2- Tables for Gas Pipe Sizing Systems - New tables for metallic pipe natural gas 3.0" and 6.0" water column (w.c.) pressure drop, polyethylene natural gas 0.3"w.c., 0.5"w.c., & 1.0psi drop, polyethylene propane 0.5"w.c. & 1.0psi drop, correlates with changes in NFPA 54.

Table 1401.1- Referenced Standards- Referenced code sections have been added to the tables

Chapter 16- Alternate Water Sources for Nonpotable Applications - The entire section has been rewritten with many CA amendments, covers graywater and reclaimed (recycled) water systems.

Chapter 17- Nonpotable Rainwater Catchment Systems – this is a new chapter with CA amendments

Appendix C, Section C7.0 Vacuum Drainage Systems - has been expanded and the new requirements moved from Appendix L.

Appendix K- Potable Rainwater Catchment Systems – These are new requirements for materials, minimum water quality and disinfection; note: not adopted by CA.